

# **EXHIBIT “A”**

Court of Common Pleas of Philadelphia County  
Trial Division

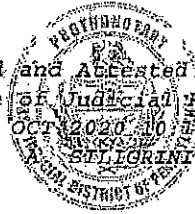
## Civil Cover Sheet

PLAINTIFFS NAME MATTHEW LASWELL		DEFENDANT'S NAME LOWE'S COMPANIES, INC., ALIAS: LOWE'S	
PLAINTIFFS ADDRESS 4170 ALY DRIVE DOYLESTOWN PA 18902		DEFENDANT'S ADDRESS 2106 S. COLUMBUS BOULEVARD PHILADELPHIA PA 19148	
PLAINTIFFS NAME		DEFENDANT'S NAME LOWE HOME CENTER, LLC	
PLAINTIFFS ADDRESS		DEFENDANT'S ADDRESS 2106 S. COLUMBUS BOULEVARD PHILADELPHIA PA 19148	
PLAINTIFFS NAME		DEFENDANT'S NAME	
PLAINTIFFS ADDRESS		DEFENDANT'S ADDRESS	
TOTAL NUMBER OF PLAINTIFFS 1	TOTAL NUMBER OF DEFENDANTS 2	COMMENCEMENT OF ACTION <input checked="" type="checkbox"/> Complaint <input type="checkbox"/> Petition Action <input type="checkbox"/> Notice of Appeal <input checked="" type="checkbox"/> Writ of Summons <input type="checkbox"/> Transfer From Other Jurisdictions	
AMOUNT IN CONTROVERSY <input type="checkbox"/> \$50,000.00 or less <input checked="" type="checkbox"/> More than \$50,000.00	COURT PROGRAMS <input type="checkbox"/> Arbitration <input checked="" type="checkbox"/> Jury <input type="checkbox"/> Non-Jury <input type="checkbox"/> Other <input type="checkbox"/> Mass Tort <input checked="" type="checkbox"/> Savings Action <input type="checkbox"/> Petition <input type="checkbox"/> Commerce <input type="checkbox"/> Minor Court Appeal <input type="checkbox"/> Statutory Appeals <input type="checkbox"/> Settlement <input type="checkbox"/> Minors <input type="checkbox"/> W/D/Survival		
CASE TYPE AND CODE 28 - PREMISES LIABILITY, SLTP/FALL			
STATUTORY BASIS FOR CAUSE OF ACTION			
RELATED PENDING CASES (LIST BY CASE CAPTION AND DOCKET NUMBER)		FILED PRO PROTHY OCT 27 2020 A. SILIGRINI	
IS CASE SUBJECT TO COORDINATION ORDER?		YES NO	
TO THE PROTHONOTARY: Kindly enter my appearance on behalf of Plaintiff/Petitioner/Appellant: <u>MATTHEW LASWELL</u> Papers may be served at the address set forth below.			
NAME OF PLAINTIFFS/PETITIONER'S/APPELLANT'S ATTORNEY JEFFREY I. ZIMMERMAN		ADDRESS 175 BUSTLETON PIKE FEASTERVILLE PA 19053	
PHONE NUMBER (215) 953-2706	FAX NUMBER (215) 355-0940		
SUPREME COURT IDENTIFICATION NO. 30600		E-MAIL ADDRESS jschm47740@aol.com	
SIGNATURE OF FILING ATTORNEY OR PARTY JEFFREY ZIMMERMAN		DATE SUBMITTED Tuesday, October 27, 2020, 10:12 am	

FINAL COPY (Approved by the Prothonotary Clerk)

ROVNER, ALLEN, ROVNER,  
ZIMMERMAN, SIGMAN & SCHMIDT  
BY: Jeffrey I. Zimmerman, Esq.  
Identification No. 30600  
BY: Jeffrey D. Schmidt, Esq.  
Identification No. 91583  
175 Bustleton Pike  
Feasterville, PA 19053  
(215) 953-2706

Filed and Attested by the  
Office of Judicial Records  
Attorney for Plaintiffs 27 OCT 2020 10:52 am



MATTHEW LASWELL and  
KRISTINE LASWELL, h/w  
4170 Aly Drive  
Doylestown, PA 18902

COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY

TERM, 2020

v.

NO.

LOWE'S COMPANIES, INC.  
d/b/a Lowe's

ASSESSMENT OF DAMAGES  
HEARING IS REQUIRED

2106 S. Columbus Boulevard  
Philadelphia, PA 19148

JURY TRIAL DEMANDED  
TWELVE JURORS REQUESTED

and

LOWE'S HOME CENTERS, LLC

d/b/a Lowe's  
2106 S. Columbus Boulevard  
Philadelphia, PA 19148

### PLAINTIFFS' CIVIL ACTION COMPLAINT

#### "NOTICE"

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERENCE SERVICE  
One Reading Center  
1101 Market Street  
Philadelphia, Pennsylvania 19107  
(215) 238-6333

#### "AVISO"

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las páginas siguientes, usted debe tomar la acción en el plazo de veinte (20) días después de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus defensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer así que el caso pueda proceder sin usted y un juicio se puede incorporar contra usted comprá la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o revelación pedida por el demandante. Usted puede perder el dinero o la característica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PÁPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELÉFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACIÓN SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACIÓN SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURÍDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGÚN HONORARIO.

SERVICIO DE REFERENCIA LEGAL  
One Reading Center  
1101 Market Street  
Philadelphia, Pennsylvania 19107  
Teléfono: (215) 238-6333

1. The Plaintiffs, Matthew Laswell and Kristine Laswell, are adult individuals and husband and wife and reside at 4170 Aly Drive, Doylestown, PA 18902.

2. The Defendant, Lowe's Companies, Inc. d/b/a Lowe's, is a corporation or other business entity created and existing under the laws of the Commonwealth of Pennsylvania, with a principal place of business and/or an office for acceptance of service at 2106 S. Columbus Boulevard, Philadelphia, PA 19148, and said entity conducting business in said Commonwealth.

3. The Defendant, Lowe's Home Centers, LLC d/b/a Lowe's, is a corporation or other business entity created and existing under the laws of the Commonwealth of Pennsylvania with a principal place of business and/or an office for acceptance of service at 2106 S. Columbus Boulevard, Philadelphia, PA 19148, and said entity conducting business in said Commonwealth.

4. At all times material and relevant to this Complaint, the Defendants acted through the conduct of their agents, servants, and employees, said persons acting within the course and scope of their employment and/or agency.

5. At all times material and relevant to this Complaint, the Defendants did own, possess, operate, manage, maintain and/or control the premises known as "Lowe's" and located at 425 Easton Road, Warrington, PA 18976, and more particularly, the automatic doors located at the entrance of said store and its component parts.

6. On or about November 10, 2018, at or around 7:15 a.m., the Plaintiff, Kristine Laswell, was a business invitee and lawfully at the Defendant's store known as "Lowe's" located at 425 Easton Road, Warrington, PA 18976, and was entering the said premises by passing through the outside set of automatic doors when, suddenly and without warning, the said doors closed upon her, striking her on her head with great force, and was thereby caused to suffer severe and debilitating injuries.

7. The aforesaid accident resulted solely from the negligence and carelessness of the Defendants herein and was due in no manner whatsoever to any act or failure to act on the part of the Plaintiff.

8. The Defendants knew and had constructive notice of the presence and existence of the aforesaid dangerous and defective conditions at a sufficient time prior to the aforesaid accident

to permit the Defendants to have taken appropriate corrective action in regard thereto, so as to prevent the Plaintiff's accident from having occurred.

9. The negligence and carelessness of the Defendants herein consisted, inter alia, of the following:

- (a) allowing the aforesaid dangerous and defective condition to exist in the said area on the premises; and more specifically, operating, maintaining in use and continuing to operate automatic doors while said doors were in a defective and dangerous condition for their intended use;
- (b) failing to properly, adequately and sufficiently inspect, test and monitor the automatic doors at the entry of the said store to ensure that its sensors would detect and react to persons passing through the doorway and remain open to permit the safe passage through by said persons;
- (c) failing to maintain, repair, set, calibrate and or replace said doors and integral door closure switches, sensors, triggering devices, photo-electric "eyes", pressure mats, and safety systems so as to prevent sudden, uncontrolled and premature closure upon persons passing through the doorway;
- (d) failing to place the said automatic door out of service or in a permanently open position until such door could be repaired;
- (e) failing to request service in a timely manner, so as to have the said door repaired;
- (f) failing to act promptly and appropriately with regard to a dangerous condition which should have reasonably been expected to be encountered by entrants into the said premises;
- (g) failure to properly and adequately train the "greeter" stationed at the front of the store to immediately report the dangerous condition of the door;
- (h) failure to repair, correct or remove said dangerous condition in a prompt and adequate manner;
- (i) failure to maintain the said doorway in a safe condition for use by pedestrian traffic;

- (j) failing to warn the Plaintiff of the said dangerous condition by signs, cones, barricades or other appropriate and sufficient means or to place the said doorway out of use;
- (k) failing to inspect for said dangerous condition in a regular, sufficiently frequent and adequate manner;
- (l) failure to provide the Plaintiff the heightened duty of care owed to a business invitee;
- (m) negligence at law; and
- (n) such other acts and omissions constituting negligence as shall be revealed by discovery.

COUNT I

KRISTINE LASWELL V. LOWE'S COMPANIES, INC. AND LOWE'S HOME  
CENTERS, LLC

10. The Plaintiff incorporates herein, by reference thereto, paragraphs one through nine, inclusive, as though the same were set forth herein at length.

11. As the direct and proximate result of this accident, the Plaintiff, Kristine Laswell, has suffered serious and permanent injuries, including injuries to her head, face, eye and brain; a concussion; post-concussion syndrome; contusions and abrasions, severe damage to her nerves and nervous system, and various other ills and injuries.

12. As a further result of this accident, the Plaintiff has been obligated to receive and undergo medical attention and care for her injuries, and to incur various expenses for said care, and she may be obligated to continue to expend such sums and to incur such expenses for an indefinite period of time in the future.

13. As a further result of this accident, the Plaintiff has suffered an injury which may be in full or part a cosmetic disfigurement which is or may be permanent, irreparable, or severe.

14. As a further result of this accident, the Plaintiff has been unable to attend to her daily chores, duties and occupations, and may be unable to do so for an indefinite time in the future.

15. As a further result of this accident, the Plaintiff has or may suffer severe loss of her earnings and impairment of her earning capacity and power, and may continue to suffer such a loss for an indefinite time in the future.

16. As a direct and reasonable result of the accident, the Plaintiff has and may continue to in the future incur other financial expenses or losses which to which she may otherwise be entitled to recover.

17. As a further result of the accident, the Plaintiff has suffered severe physical pain, aches, mental anguish, and humiliation, inconveniences, and loss of life's pleasures, and she may continue to suffer the same for an indefinite time in the future.

WHEREFORE, the Plaintiff, Kristine Laswell, demands damages of the Defendants herein in a sum in excess of \$50,000.00, plus interest, costs and attorneys fees.

COUNT II

MATTHEW LASWELL V. LOWE'S COMPANIES, INC. AND LOWE'S HOME CENTERS, LLC

18. The Plaintiff incorporates herein, by reference thereto, paragraphs one through seventeen, inclusive, as though the same were set forth herein at length.

19. Solely as a result of the negligence of the Defendant, the Plaintiff, Matthew Laswell, has, is, and will be caused to lose the society, comfort, companionship, support and consortium of his wife, Kristine Laswell,

WHEREFORE, the Plaintiff, Matthew Laswell, demands damages of the Defendants herein in a sum in excess of \$50,000.00, plus interest, costs and attorneys fees.

ROVNER, ALLEN, ROVNER,  
ZIMMERMAN, SIGMAN & SCHMIDT

BY: /s/Jeffrey I. Zimmerman  
JEFFREY I. ZIMMERMAN, ESQUIRE  
JEFFREY D. SCHMIDT, ESQUIRE  
Attorneys for Plaintiffs,  
Matthew Laswell and  
Kristine Laswell



VERIFICATION

Kristine Laswell, being duly sworn according to law, deposes and says that he is the Plaintiff herein, and that the facts set forth in the foregoing pleading are true and correct to the best of his knowledge, information and belief.

This statement is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Kristine L. Laswell

Dated: 10-27-20